



City of Nevada City

PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 18, 2018 1:30 PM
Council Chambers – City Hall
317 Broad Street - Nevada City, CA 95959

•AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE

AGENDA: After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. **•If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. **•Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

Mission Statement

The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.

PLEDGE OF ALLEGIANCE

ROLL CALL Chair Stuart Lauters, Vice-Chair Steffen Hawkins-Snell (absent), Commissioners Josie Andrews (arrived 1:40PM) , Dan Thiem, Jason Rainey

APPROVAL OF ACTION MINUTES

1. December 21, 2017

PUBLIC: none

MOTION by D. Thiem to approve as presented

SECONDED by J. Rainey

VOTE: 3 ayes/ 0 noes /2 absent (Hawkins-Snell and Andrews), motion carries

HEARING FROM THE PUBLIC: Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

See Video Record

SIGN APPLICATION

None

TREE REMOVAL

2. 265 Giles Street, Sam Gitchel, owner – removal of three ponderosa pines

PUBLIC: none

MOTION by D. Thiem to approve without the recommended mitigation measures

SECONDED by J. Andrews

VOTE: 4 ayes/ 0 noes / 1 absent (Hawkins-Snell), motion carries

3. 165 Grove Street, Grant Wayman, owner - removal of 30 trees

PUBLIC: none

MOTION by D. Thiem to approve removal of thirty trees as presented in the application without the recommended arborist conditions for tree preservation

SECONDED by J. Rainey

VOTE: 4 ayes/ 0 noes / 1 absent (Hawkins-Snell), motion carries

CONDITIONS: Applicant shall provide a landscaping plan that replaces some removed trees with the Architectural Review application submitted for the future residence.

4. 436 Zion Street, Thomas Costa & Melissa Enoch- removal of six trees

PUBLIC: none

MOTION by J. Andrews to approve removal of trees as presented

SECONDED by J. Rainey

VOTE: 4 ayes/ 0 noes / 1 absent (Hawkins-Snell), motion carries

5. 510 Nursery Street, Rick Street- removal of one tree (within 5 years of prior removals)

PUBLIC: none

MOTION by J. Rainey to approve as presented

SECONDED by D. Thiem

VOTE: 4 ayes/ 0 noes / 1 absent (Hawkins-Snell), motion carries

ARCHITECTURAL REVIEW

6. 100 Mother Lode Court, Lynn Lind, owner - New Residence

PUBLIC: See Video Record

MOTION by J. Rainey to approve the application as presented

SECONDED by J. Andrews

VOTE: 4 ayes/ 0 noes / 1 absent (Hawkins-Snell), motion carries

MEDICAL CANNABIS BUSINESS PERMIT AUTHORIZATION

7. 569 Searls Avenue, Searls Group, LLC, Building Tenant

PUBLIC: See video record

MOTION by D. Thiem to find the project exempt pursuant to CEQA Guidelines Section 15301 (existing facilities) because the building is already existing and the proposed manufacturing use is consistent with principal permitted uses allowed in the Light Industrial Zoning District pursuant to Section 17.48.020, and there is no expansion of use beyond what is already considered a permitted use

SECONDED by J. Andrews

VOTE: 4 ayes/ 0 noes / 1 absent (Hawkins-Snell), motion carries

Motion by D. Thiem to approve the application to authorize a medical cannabis business permit to Searls Group, LLC for a manufacturing operation at 569 Searls Avenue, Suite C, subject to the recommended Conditions of Approval outlined in the staff report along with additional conditions imposed by the Chief of Police and the Fire Chief, and as may be modified, finding that the application is consistent with Chapter 9.22 of the Nevada City Municipal Code

SECONDED by J. Andrews

VOTE: 3 ayes/ 0 noes / 1 absent (Hawkins-Snell), 1 abstention (Rainey) motion carries

8. 75 Bost Avenue, Floracy, Inc. Building Tenant

PUBLIC: See video record

MOTION by D. Thiem to find the project exempt pursuant to CEQA Guidelines Section 15301 (existing facilities) because the building is already existing and the proposed manufacturing use is consistent with principal permitted uses allowed in the Light Industrial Zoning District pursuant to Section 17.48.020, and there is no expansion of use beyond what is already considered a permitted use

SECONDED by J. Andrews

VOTE: 4 ayes/ 0 noes / 1 absent (Hawkins-Snell), motion carries

Motion by D. Thiem to approve the application to authorize a medical cannabis business permit to Floracy, Inc. for a manufacturing and self-distribution operation at 75 Bost Avenue, Unit 2, subject to the recommended Conditions of Approval outlined in the staff report along with additional conditions imposed by the Chief of Police and the Fire Chief, and as may be modified, finding that the application is consistent with Chapter 9.22 of the Nevada City Municipal Code

SECONDED by J. Andrews

VOTE: 4 ayes/ 0 noes / 1 absent (Hawkins-Snell), motion carries

PLANNING COMMISSION LIAISON REPORTS –Previously approved projects – **informational only**

J. Rainey will work with the city engineer to determine final coating of enclosure improvement at 775

STAFF APPROVALS AND DETERMINATIONS – (for information only):

208 Main Street- Like-for like porch reroof

260 Boulder Street – Like for Like deck replacement

233 Broad Street – Interior Remodel

245 Brock Road – Roof-mounted solar

569 Searls Avenue – Warm shell improvements (upgraded HVAC, electrical panel, etc)

City property, island at Drummond and American Hill – Tree removal by PG&E

CORRESPONDENCE:

ANNOUNCEMENTS: **Next Regular Meeting – February 15, 2018**

Ethics Training –Work with Catrina

Parking Passes are expired

ADJOURNMENT

MOTION by D. Thiem to adjourn at 5:24 PM

SECONDED by J. Rainey

VOTE: 4 ayes/ 0 noes / 1 absent (Hawkins-Snell), motion carries